069.0	0004	0003.0	1 of 1		Total Card / Total Parcel
Map	Block	Lot	CARD	**ARLINGTON**	APPRAISED: 56,100 / 56,100
					USE VALUE: 56,100 / 56,100
					ASSESSED: 56,100 / 56,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	DAVIS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHARAKHANIAN SHAHIN/TRUSTEE
Owner 2:	GHARAKHANIAN REALTY TRUST
Owner 3:	
Street 1:	15 DAVIS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GHARAKHANIAN SHAHIN & SOHEILA -
Owner 2:	-
Street 1:	15 DAVIS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This Parcel contains .088 Sq. Ft. of land mainly classified as Undev. Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	3822.000			56,100	56,100
Total Card	0.088			56,100	56,100
Total Parcel	0.088			56,100	56,100

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct 44268

GIS Ref

GIS Ref

Insp Date 10/07/99

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	132	FV		0	3,822.	56,100	56,100		Year end	12/23/2021
2021	132	FV		0	3,822.	56,100	56,100		Year End Roll	12/10/2020
2020	132	FV		0	3,822.	56,100	56,100	56,100	Year End Roll	12/18/2019
2019	132	FV		0	3,822.	52,100	52,100	52,100	Year End Roll	1/3/2019
2018	132	FV		0	3,822.	52,100	52,100	52,100	Year End Roll	12/20/2017
2017	132	FV		0	3,822.	45,700	45,700	45,700	Year End Roll	1/3/2017
2016	132	FV		0	3,822.	41,700	41,700	41,700	Year End	1/4/2016
2015	132	FV		0	3,822.	36,900	36,900	36,900	Year End Roll	12/11/2014

!5943!

PRINT

Date	Time
12/30/21	03:02:08

LAST REV

Date	Time
08/15/13	18:41:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5943

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHARAKHANIAN SH	61777-315		5/10/2013	Convenience	99	No	No		
PATEL HEIDI & M	1387-64		7/19/2010	Mult Lots	800,000	No	No		Both lots recorded on one deed
POTTER LLOYD,	1358-25		8/8/2008	Mult Lots	790,000	No	No		Other lot (4) deed recorded separately
CLAYTON ARNOLD	1266-51		3/31/2003	Mult Lots	610,000	No	No		Other lot (4) deed recorded separately
CLAYTON ARNOLD	1193-136		9/4/1989	Convenience		No	No		Sub-division of two 0 lots this deed is only
MCCALL CATHERIN	892-119		8/1/1977	Mult Lots	14,000	No	No		Deed for two lots, 5&6 on Davis Ave
V	608-106		8/15/1958			No	No		deed for two lots on Davis Ave, lots 5&6

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/1999	Vacant Lot	263	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44268
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		3822		Sq. Ft.	Site		0	70.	0.21	12			Unbuild	-85					56,139						56,100	

Total AC/HA:	0.08774	Total SF/SM:	3822	Parcel LUC:	132	Undev. Land	Prime NB Desc	ARLINGTON	Total:	56,139	Spl Credit		Total:	56,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	16.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: